041.0	0006	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	877,800 / 877,800
					USE VALUE:	877,800 / 877,800
					ASSESSED:	877,800 / 877,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-17	FORDHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PACHECO MANUEL & MARIA A/	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	17 FORDHAM ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	PACHECO MANUEL & MARIA A -
Owner 2:	-
Street 1:	17 FORDHAM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2160 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	433,800		444,000	877,800
Total Card	0.103	433,800		444,000	877,800
Total Parcel	0.103	433,800		444,000	877,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.39 | /Parcel: 406.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	28696
GIS Ref	
GIS Ref	
Insp Date	11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0006-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	434,000	0	4,500.	444,000	878,000	878,000	Year End Roll	12/18/2019
2019	104	FV	338,400	0	4,500.	471,800	810,200	810,200	Year End Roll	1/3/2019
2018	104	FV	338,400	0	4,500.	344,100	682,500	682,500	Year End Roll	12/20/2017
2017	104	FV	317,600	0	4,500.	299,700	617,300	617,300	Year End Roll	1/3/2017
2016	104	FV	317,600	0	4,500.	255,300	572,900	572,900	Year End	1/4/2016
2015	104	FV	283,400	0	4,500.	249,800	533,200	533,200	Year End Roll	12/11/2014
2014	104	FV	283,400	0	4,500.	205,400	488,800	488,800	Year End Roll	12/16/2013
2013	104	FV	294,800	0	4,500.	195,400	490,200	490,200		12/13/2012

!3488!

PRINT

Date	Time
12/10/20	18:43:36

LAST REV

Date	Time
04/09/19	14:07:18

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3488

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PACHECO MANUEL	62957-432		11/21/2013	Convenience	1	No	No		
	9661-318		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	28696
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2005	933	Siding	12,000			G7	GR FY07	VINYL SIDG & CONCR
9/28/2004	928	Re-Roof	9,000					asphalt shingles

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
1/21/2009	Meas/Inspect	294	PATRIOT
5/2/2006	External Ins	BR	B Rossignol
10/24/2000	Hearing N/C	189	PATRIOT
4/24/2000	Inspected	270	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Measured	197	PATRIOT
8/19/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	443,999	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13611102
Const Adj.:	0.98392206
Adj $ / SQ:	190.034
Other Features:	101879
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	589459
Depreciation:	155617
Depreciated Total:	433842

COMMENTS

PDA.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

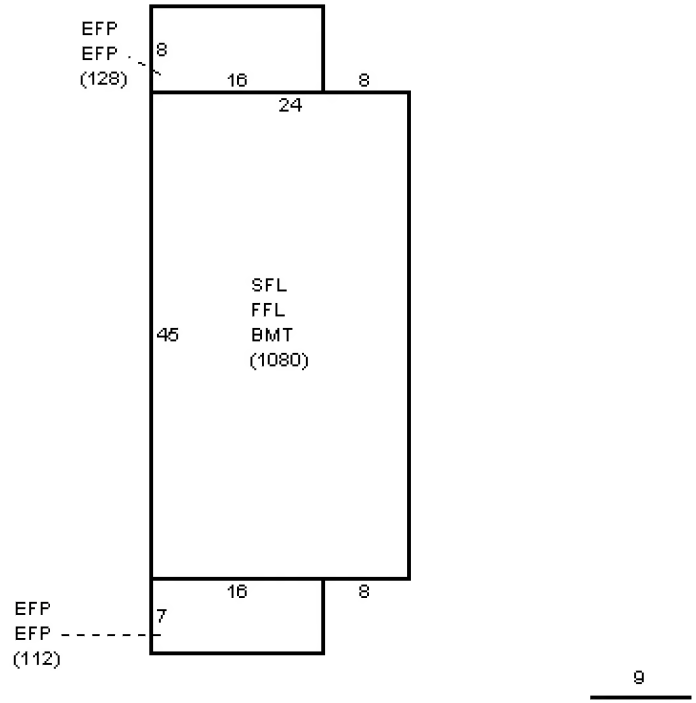
No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	190.03
Special Features:	0	Val/Su Net:	116.61
Final Total:	433800	Val/Su SzAd	200.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	57.010	61,571
FFL	First Floor	1,080	190.030	205,236
SFL	Second Floor	1,080	190.030	205,236
EFP	Enclos Porch	480	32.370	15,537
	Net Sketched Area:	3,720	Total:	487,580
Size Ad	2160	Gross Are	3720	FinArea 2160

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0006-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: